



**Description of property to be sold:**

**776 Casner Way, Brea, CA 92821 ("Residence")**

**Terms and conditions of sale:**

1. Subject to court approval, the Debtor has accepted the Buyers' offer to sell the Residence for the sum of \$1,265,000.00, free and clear of all liens, claims, and interests. The Buyers made an initial deposit of \$40,000.00 ("Initial Deposit"), which escrow is holding in trust, pending Court approval of the sale.
2. The offer is an all cash offer, all contingencies have been waived.
3. The proposed sale is subject to overbids as set forth below.
4. The Initial Deposit shall be refundable only if the conditions to the sale are not satisfied or the Buyers are not the successful bidders in the event overbids are received.
5. The proposed sale shall be "as is," "where is," "with all faults," and with no warranties, and the transfer of the Residence shall be by grant deed.
6. Proposed sale price: **\$1,265,000.00**

**Overbid procedure (if any): See Attached Exhibit A**

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

Date - **August 29, 2023**

Time - **11:00 a.m.**

Crtrm - **Courtroom 5B, 411 West Fourth Street, Santa Ana, CA 92701<sup>2</sup>**

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

**Summer Shaw, Esq.  
SHAW & HANOVER, PC  
44-901 Village Court, Sute B  
Palm Desert, CA 92260  
Telephone No.: (760) 610-0000  
Facsimile No.: (760) 687-2800  
Email: [ss@shaw.law](mailto:ss@shaw.law)**

Date: **08/03/2023**

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<sup>2</sup> See Supplemental Zoom Notice for Appearance by Zoom.

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

**44-901 Village Court, Suite B, Palm Desert, CA 92260**

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY WITH ATTACHED EXHIBIT A AND SUPPLEMENTAL NOTICE OF HEARING TO BE HELD REMOTELY USING ZOOMGOV AUDIO AND VIDEO** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) **08/03/2023**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- **Amrane (SA) Cohen (TR)** efile@ch13ac.com
- **Dane W Exnowski** dane.exnowski@mccalla.com, bk.ca@mccalla.com, mccallaecf@ecf.courtdrive.com
- **Christina J Khil** christinao@mclaw.org, CACD\_ECF@mclaw.org; mcecfnotices@ecf.courtdrive.com
- **David B Lally** davidlallylaw@gmail.com
- **Summer M Shaw** ss@shaw.law, shawsr70161@notify.bestcase.com; shawsr91811@notify.bestcase.com
- **United States Trustee (SA)** ustprejion16.sa.ecf@usdoj.gov

Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (date) **08/03/2023**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

<b>HONORABLE JUDGE'S COPY</b> Honorable Scott H. Yun United States Bankruptcy Court 3420 Twelfth Street, Suite 345 Riverside, CA 92501-3819
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Service information continued on **attached pages 4-5**

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

08/03/2023  
Date

Teresa Stone  
Printed Name

\_\_\_\_\_  
Signature

Label Matrix for local noticing  
0973-8  
Case 8:23-bk-10675-TA  
Central District of California  
Santa Ana  
Tue Aug 1 15:47:23 PDT 2023

Apache Golf, Inc.  
dba Matrix Composite Co.  
dba Matrix Shafts  
4922 E. Hunter Avenue  
Anaheim, CA 92807

Attorney General of the US  
US Attorney's Office  
Central District of California  
300 N. Los Angeles St., Suite 7211  
Los Angeles, CA 90012-3342

Attorney General's Office  
United States Department of Justice  
Ben Franklin Station  
PO Box 683  
Washington, DC 20044-0683

BrightHouse Life Insurance Company  
Attn: Agent for Service of Process  
C T Corporation System  
330 N. Brand Boulevard, Suite 700  
Glendale, CA 91203-2336

BrightHouse Life Insurance Company  
Attn: Officer, Director or  
Managing Agent  
11225 N. Community House Road  
Charlotte, NC 28277-4435

BrightHouse Life Insurance Company  
PO Box 321  
Warwick, RI 02887-0321

Buchalter, APC  
Attn: Scott O. Smith  
1000 Wilshire Boulevard  
Suite 1500  
Los Angeles, CA 90017-1730

Capital One Bank (USA), N.A.  
Attn: Agent for Service of Process  
4851 Cox Road  
Glen Allen, VA 23060-6293

Capital One Bank (USA), N.A.  
Attn: Officer, Director or  
Managing Agent  
4851 Cox Road  
Glen Allen, VA 23060-6293

Capital One, N.A.  
Attn: Agent for Service of Process  
CSC - Lawyers Inc. Service  
2710 Gateway Oaks Drive, Suite 150N  
Sacramento, CA 95833-3502

Capital One, N.A.  
Attn: Bnakruptcy  
PO Box 30285  
Salt Lake City, UT 84130-0285

Capital One, N.A.  
Attn: Officer, Director or  
Managing Agent  
1680 Capital One Drive  
Mc Lean, VA 22102-3407

Capital One, N.A.  
PO Box 31293  
Salt Lake City, UT 84131-0293

Civil Process Clerk  
Office of the U.S. Attorney  
Room 7516, Federal Building  
300 North Los Angeles Street  
Los Angeles, CA 90012-3308

County of Orange  
c/o Treasurer-Tax Collector  
P.O. Box 4515  
Santa Ana CA 92702-4515

Daniel Hyun You  
1165 W. 225th Street  
Torrance, CA 90502-2315

Department of Education  
Office of General Counsel  
400 Maryland Ave. SW Room 6E353  
Washington, DC 20202-2110

(p)MOHELA  
CLAIMS DEPARTMENT  
633 SPIRIT DRIVE  
CHESTERFIELD MO 63005-1243

ECMC  
PO Box 16408  
Saint Paul, MN 55116-0408

ECMC Education, Inc.  
Attn: Agent for Service of Process  
C T Corporation System  
3300 N. Brand Boulevard, Suite 700  
Glendale, CA 91203

ECMC Education, Inc.  
Attn: Officer, Director or  
Managing Agent  
111 S. Washington Ave., Ste. 1400  
Minneapolis, MN 55401-6800

East West Bank  
Attn: Agent for Service of Process  
135 N. Los Robles Avenue, 7th Floor  
Pasadena, CA 91101-4525

East West Bank  
Attn: Officer, Director or  
Managing Agent  
135 N. Los Robles Avenue, Fl 7  
Pasadena, CA 91101-4525

Education Department  
Office of General Counsel  
400 Maryland Ave. SW Room 6E353  
Washington, DC 20202-2110

Encore Property Management  
Attn: Agent for Service of Process  
526 Queensland Circle  
Corona, CA 92879-1381

Encore Property Management  
Attn: Officer, Director or  
Managing Agent  
526 Queensland Circle  
Corona, CA 92879-1381

Encore Property Management  
Attn: Officer, Director or  
Managing Agent  
PO Box 1117  
Corona, CA 92878-1117

Eui Jung Lee  
920 Rancho Circle  
Fullerton, CA 92835-3337

FRANCHISE TAX BOARD  
Main Document Page 5 of 8  
BANKRUPTCY SECTION MS A340  
PO BOX 2952  
SACRAMENTO CA 95812-2952

Hilary Han  
776 Casner Way  
Brea, CA 92821-2365

Internal Revenue Service  
Centralized Insolvency Operation  
PO Box 7346  
Philadelphia, PA 19101-7346

Lee Anav Chung White Kimm Ruger &  
Richter LLP  
520 S. Grand Avenue, Suite 1070  
Los Angeles, CA 90071-2613

Loan Acquisitions and Services, Inc  
1883 W. Lotus Place  
Brea, CA 92821-2754

NewRez LLC d/b/a Shellpoint Mortgage Servi  
PO Box 10826  
Greenville, SC 29603-0826

Shellpoint Mortgage Servicing  
PO Box 10826  
Greenville, SC 29603-0826

State of California  
Franchise Tax Board  
Bankruptcy Section MS A340  
PO Box 2952  
Sacramento, CA 95812-2952

Tomlinson Park COA  
c/o Encore Property Management  
PO Box 981685  
West Sacramento, CA 95798-1685

United States Attorney's Office  
Federal Building, Room 7516  
300 North Los Angeles Street  
Los Angeles, CA 90012-3336

United States Dept. of Education  
Litigation Support  
400 Maryland Avenue, SW  
Washington, DC 20202-0001

**DEBTOR**

Jin You  
776 Casner Way  
Brea, CA 92821-2365

## **EXHIBIT A**

### **Sale is subject to this Court's approval and overbidding as follows:**

- a. **First overbid to be \$10,000.00 more than Initial Offer (i.e. \$1,275,000.00- "Initial Overbid");**
- b. **Additional overbids in increments of \$1,000.00 after Initial Overbid is made;**
- c. **Overbidder to match all terms and conditions of Initial Offer;**
- d. **If a successful overbidder is accepted and approved by the Court, the successful overbidder is to reimburse Original Offerors up to \$1,000.00 in costs incurred in making Original Offer ("Reimbursable Costs");**
- e. **Reimbursable Costs are only to include: 1) physical inspection, termite inspection, and loan appraisal;**
- f. **Reimbursable Costs incurred to be collected by escrow from successful overbidder before closing;**
- g. **Proof of Reimbursable Costs to be provided to successful overbidder within two (2) days of entry of order on this Motion;**
- h. **Any overbidder is to provide proof of funds to close sale pursuant to Original Offer, to Debtor's counsel, at ss@shaw.law, no later than forty-eight (48) hours prior to the above referenced hearing on the Motion; and**
- i. **g. Backup offer to be named at hearing in case Original Offeror/successful overbidder do not close for some reason.**

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Summer Shaw, Esq. (SBN 283598) SHAW & HANOVER, PC 44-901 Village Court, Suite B Palm Desert, CA 92260 Telephone No:(760) 610-0000 Facsimile No: (760) 687-2800 Email: ss@shaw.law	FOR COURT USE ONLY
<input checked="" type="checkbox"/> Attorney for Movant, Jin You <input type="checkbox"/> Movant appearing without an attorney	

**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA – SANTA ANA DIVISION**

In re:  JIN YOU,          Debtor.	CASE NO.: 8:23-bk-10675-TA CHAPTER: 13  <b>SUPPLEMENTAL NOTICE OF HEARING TO BE HELD REMOTELY USING ZOOMGOV AUDIO AND VIDEO</b>  HEARING DATE: August 29, 2023 HEARING TIME: 11:00 a.m.  <input type="checkbox"/> Movant intends to appear in person
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**Movant:** JIN YOU

1. The Movant has filed the following written notice or other pleading ("Notice") advising of a hearing to be held in the above-captioned case, on the date and time indicated above, before the Honorable Theodor C. Albert, United States Bankruptcy Judge (*insert name of pleading and, if available, docket number*):

**NOTICE OF SALE OF ESTATE PROPERTY**

2. **Please be advised that because of the COVID-19 pandemic, the Court will conduct the hearing using ZoomGov audio and video technology.** Information on how to participate in the hearing using ZoomGov is provided on the following page of this notice.
3. **If a responding party wishes to appear in person advance notice is required.** The language “[R]esponding party intends to appear in person” must appear prominently below the hearing information in the caption on the first document filed in response to the motion.
4. Hearing participants and members of the public may participate in and/or observe the hearing using ZoomGov, free of charge.
5. Individuals may connect by ZoomGov audio and video using a personal computer (equipped with camera, microphone and speaker), or a handheld mobile device with an integrated camera, microphone and speaker (such as an iPhone, iPad, Android phone or Android tablet). The connection can be initiated by entering the "Meeting URL" into a web browser on any of these devices, provided the device is connected to the Internet. Individuals connecting in this manner will be prompted for the Meeting ID and Password shown below.
6. Individuals also may connect to the hearing by telephone only, using the telephone number provided below. Individuals connecting in this manner also will be prompted for the Meeting ID and Password.
7. Neither a Zoom nor a ZoomGov account is necessary to participate in or observe the hearing, and no pre-registration is required.
8. The audio portion of the hearing will be recorded electronically by the Court and constitute its official record.
9. All persons are strictly prohibited from making any other recording of court proceedings, whether by video, audio, "screenshot," or otherwise. Violation of this prohibition may result in the imposition of monetary and non-monetary sanctions.
10. The following is the unique ZoomGov connection information for the above-referenced hearing:

Meeting URL: <https://cacb.zoomgov.com/j/1612053822>

Meeting ID: 161 205 3822

Password: 161626

Telephone: 1 (669) 254 5252 or 1 (646) 828 7666

11. More information on using ZoomGov to participate in this hearing is available on the Court's website at the following web address: <https://www.cacb.uscourts.gov/news/zoom-video-hearing-guide-and-training-participants>

Date: 08/02/2023

Shaw & Hanover, PC

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Printed name of law firm (if applicable)

Summer Shaw

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Printed name of individual Movant or attorney for Movant